

101.0

0002

0004.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,125,600 / Total Card / 1,125,600
USE VALUE: 1,125,600 / Total Parcel 1,125,600
ASSESSED: 1,125,600 / 1,125,600
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		MOCCASIN PATH, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BOUVIER SCOTT & CHELSEA	
Owner 2:	
Owner 3:	

Street 1: 15 MOCCASIN PATH
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER	
Owner 1: MURPHY DONALD & LINDSEY -	
Owner 2: -	
Street 1: 15 MOCCASIN PATH	
Twn/City: ARLINGTON	
St/Prov: MA Cntry: Own Occ: Y	
Postal: 02474 Type:	

NARRATIVE DESCRIPTION	
This parcel contains .236 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Clapboard Exterior and 2582 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R0	LARGE LOT		water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D		Topo	1	Level			
s		Street					
t		Gas:					

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10260	Sq. Ft.	Site			0	70.	0.71	4									509,462						509,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	10260.000	616,100		509,500	1,125,600		64977
							GIS Ref
							GIS Ref
							Insp Date
							05/11/21

PREVIOUS ASSESSMENT								Parcel ID	101.0-0002-0004.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	PRINT	
2022	101	FV	616,100	0	10,260.	509,500	1,125,600		Year end	12/23/2021	Date	
2021	101	FV	255,400	0	10,260.	509,500	764,900		Year End Roll	12/10/2020	Time	
2020	101	FV	255,400	0	10,260.	509,500	764,900		Year End Roll	12/18/2019	Prior Id # 1:	
2019	101	FV	212,100	0	10,260.	509,500	721,600		Year End Roll	1/3/2019	Prior Id # 2:	
2018	101	FV	212,100	0	10,260.	436,700	648,800		Year End Roll	12/20/2017	Prior Id # 3:	
2017	101	FV	212,100	0	10,260.	407,600	619,700		Year End Roll	1/3/2017	ASR Map:	
2016	101	FV	212,100	0	10,260.	349,300	561,400		Year End	1/4/2016	Fact Dist:	
2015	101	FV	198,900	0	10,260.	313,000	511,900		Year End Roll	12/11/2014	Reval Dist:	

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes				ASR Map:	
MURPHY DONALD &	1570-157	1	3/25/2021			1,265,000	No	No						Fact Dist:	
PENKALA RICHARD	1491-100		6/21/2016			710,000	No	No						Reval Dist:	
	997-46		4/1/1985			169,900	No	No	Y					Year:	
														LandReason:	
														BldReason:	
														CivilDistrict:	
														Ratio:	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
-------	--------------------------------	---	---	---

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type:	5 - Cape			Full Bath:	2	Rating:	Very Good												
Sty Ht:	1T - 1 & 3/4 Sty			A Bath:	Rating:														
(Liv) Units:	1	Total: 1			3/4 Bath:	Rating:													
Foundation:	1 - Concrete			A 3QBth:	Rating:														
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Very Good												
Prime Wall:	2 - Clapboard			A HBth:	Rating:														
Sec Wall:				OthrFix:	Rating:														
Roof Struct:	1 - Gable			OTHER FEATURES															
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good												
Color:	WHITE			A Kits:	Rating:														
View / Desir:				Ftpl:	1	Rating:	Average												
GENERAL INFORMATION				WSFlue:	Rating:														
Grade:	B+ - Good (+)			CONDOS INFORMATION															
Year Blt:	1940	Eff Yr Blt:			Location:														
Alt LUC:				Total Units:															
Jurisdict:	G22	Fact: .			Floor:														
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL:	STD			Phys Cond:	VG - Very Good	4.6	%	Exterior:				No Unit	RMS	BRS	FL				
Prim Int Wal:	2	- Plaster			Functional:				Interior:				1	7	3				
Sec Int Wall:				Economic:				Additions:	1999										
Partition:	T	- Typical			Special:				Kitchen:										
Prim Floors:	3	- Hardwood			Override:				Baths:										
Sec Floors:				Total:	4.6 %			Plumbing:											
Bsmnt Flr:	12	- Concrete			CALC SUMMARY				Electric:										
Subfloor:				Basic \$ / SQ:	110.00			COMPARABLE SALES				Heating:							
Bsmnt Gar:				Size Adj.:	1.15872097			Rate	Parcel ID	Typ	Date	Sale Price	General:						
Electric:	3	- Typical			Const Adj.:	0.99989998													
Insulation:	2	- Typical			Adj \$ / SQ:	127.447													
Int vs Ext:	S				Other Features:	113406													
Heat Fuel:	1	- Oil			Grade Factor:	1.46													
Heat Type:	3	- Forced H/W			NBHD Inf:	1.00000000													
# Heat Sys:	1				NBHD Mod:														
% Heated:	100				LUC Factor:	1.00													
Solar HW:	NO				Adj Total:	645814			WtAv\$/SQ:	AvRate:	Ind.Val								
% Com Wal				Depreciation:	29707			Juris. Factor:	1.00	Before Depr:	186.07								
				Deprecated Total:	616107			Special Features:	0	Val/Su Net:	180.99								
								Final Total:	616100	Val/Su SzAd:	298.50								
MOBILE HOME				Make:				Model:				Serial #:				Year:	Color:		
SPEC FEATURES/YARD ITEMS				PARCEL ID 101-0-0002-0004.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N	Total Yard Items:				Total Special Features:							Total:							